

CERTIFICATE OF PUBLICATION

From THE NEWS-POST

Frederick, Md.

ASSIGNEE'S SALE OF VALUABLE REAL ESTATE

By virtue of the power and authority contained in a certain mortgage from Dean Marchese and Stephanna R. Coleman dated October 12, 1981 and recorded at Liber 1158, folio 829, one of the Land Records of Frederick County, Maryland, the said mortgage has been assigned to the undersigned for purposes of foreclosure, the undersigned Assignee will offer for sale at the Court House Clock Tower in Frederick, Maryland on

**THURSDAY, MARCH 17, 1983
AT 11:00 A.M.**

the following described land situate, lying, and being in the Johnsville Election District, Frederick County, State of Maryland and being known as:

Lot 9, Section Three, on a Plat entitled "STONE MANOR" as set forth at Plat Book 14, page 52, as prepared by Sutcliffe & Assoc., Inc., Surveyors, Engineers, Land Planners, and recorded among the Plat Records of Frederick County, Maryland.

Being all and the same real estate described and conveyed to Dean Marchese and Stephanna R. Coleman by deed from Robert W. Craft, dated October 12, 1981 and recorded at Liber 1158, folio 828. THIS PROPERTY IS UNIMPROVED BUT CONTAINS 30.760 ACRES MORE OR LESS.

TERMS OF SALE: A deposit of 10% of the purchase price will be required of the purchaser in cash or certified check payable to the Assignee at the time of sale. The balance of the purchase price to be paid in cash at settlement which shall be within ten (10) business days after the ratification of the sale by the Circuit Court for Frederick County, unless said period is extended by the Assignee, his successor or assigns, for good cause shown. Time being of the essence. Interest at the rate of 12% per annum shall be paid on the unpaid purchase price from the date of sale to the date of settlement. All state and county real estate taxes and other public charges shall be adjusted as of the date of sale, and assumed thereafter by the purchaser. All costs of conveyancing, documentary stamps, transfer taxes, document preparation, and title insurance shall be borne by the purchaser. All property is being sold subject to all recorded restrictions, covenants and agreements. The Assignee reserves the right to withdraw the herein described property from sale at any time. The Assignee reserves the right to announce additional terms and conditions on the day of sale.

LUCIEN T. WINEGAR
Assignee

LUCIEN T. WINEGAR,
15 North Court Street
Frederick, Maryland 21701
Phone: (301) 663-1234

ATTORNEY

MARTHA T. STRAWSBURG, Auctioneer

Frederick, Md.

March 16, 1983

This is to certify, That the annexed

was published in

a newspaper published in Frederick County, once a week for

3 successive weeks prior to the 17th

day of March, 1983.

THE NEWS-POST

Per

K. S. McKenzie